

Know all Men by these Presents, 44-285

That We, **PAUL P. BARD** and **KATHLEEN M. BARD**, husband and wife, both of Winslow, County of Kennebec, and State of Maine,

002829

in consideration of One dollar and other valuable consideration

paid by **PHILIP S. BARD** and **JACQUELINE BARD**, husband and wife, both of Winslow, County of Kennebec, and State of Maine,

whose mailing address is 15 LaSalle Street, Winslow, ME 04901

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **PHILIP S. BARD** and **JACQUELINE BARD**

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, with the buldings thereon, situated in ~~Waterville~~, County of Kennebec, and State of Maine and further bounded and described as follows, to wit:

Beginning at an iron pipe driven in the ground in the northerly line of Water Street at a point seventy-eight (78) feet easterly of a granite monument at the southwesterly corner of the land now or formerly of Lockwood Company; thence N 26° 41' W along the line between Lots 25 and 27 Water Street, one hundred fifty-six and four tenths (156.4) feet to an iron pipe driven in the ground along the southerly line of Green Street; thence N 63° 53' E along the southerly line of Green Street, seventy (70) feet to an iron pipe driven in the ground; thence S 26° 41' E one hundred fifty-five and six tenths (155.6) feet to an iron pipe driven in the ground in the northerly line of Water Street; thence S 63° 19' W along the northerly line of Water Street, seventy (70) feet to the point of beginning.

This conveyance is made upon the express condition that it shall be used only for residential purposes and that no other buildings other than a dwelling house and its appurtenances, including garage, shall be erected upon the above described premises.

Being the same premises conveyed to the grantors herein by Warranty Deed of Philias Busque and Catherine Busque dated September 18, 1978 and recorded in the Kennebec Registry of Deeds at Book 2147, Page 257.

To have and to hold

the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said PHILIP S. BARD and JACQUELINE BARD

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as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, WE the said PAUL P. BARD and KATHLEEN M. BARD, husband and wife,

and

husband/wife of the said

joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of the month of January, A.D. 19 89 .

Signed, Sealed and Delivered
in presence of

Dennis W. Matthews
(to both)

Paul P. Bard
PAUL P. BARD
Kathleen M. Bard
KATHLEEN M. BARD

State of Maine, County of Kennebec ss. January 30, 19 89 .

Then personally appeared the above named PAUL P. BARD

and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Dennis W. Matthews
Dennis W. Matthews Notary Public
Attorney at Law

RECEIVED KENNEBEC SS.

1989 FEB -8 AM 10:37

Printed Name,

ATTEST: *Ramona Bush Means*
REGISTER OF DEEDS